

TO LET

Retail Unit - 917 sq. ft - £15 sq. ft per annum

Castletown Courtyard, Units 16 – 18 Arbory Street



- Modern Retail Unit with a Double Frontage onto Arbory Street.
- LED Lighting with WC's Located within the Demise.
- Potential to Split into Two Smaller Units If Required.
- Ideally located within easy walking distance of all Castletown's amenities, a few minutes' drive from the airport and only 20 minutes from Douglas town centre.
- Available immediately.

Over/...

DESCRIPTION

Modern retail unit WC's located within the demise. Shop Counter Installed, along with LED Lighting throughout.

LEASE TERMS

New lease available directly with the Landlord on full repairing and insuring terms (FRI).

LOCATION

Travelling into Castletown Square from the harbour, turn right into The Square, the property is located along Arbory Street on the right-hand side.

ACCOMMODATION

Ground Floor Retail Area – 85 sqm / 917 sq ft

SERVICES

All mains services are connected including electric and water.

RENT DEPOSIT

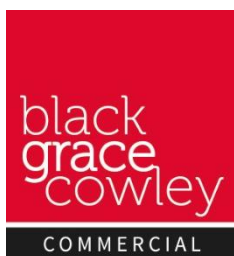
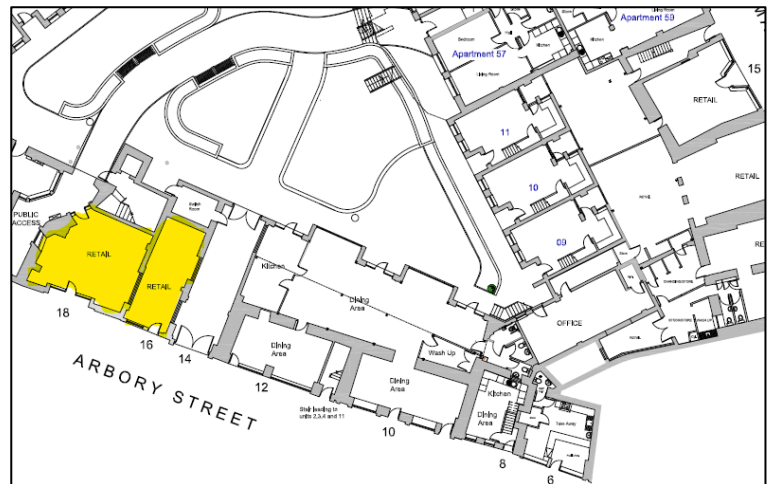
Standard 3 month deposit to be paid prior to lease commencement.

LEGAL FEES

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment through **Black Grace Cowley**.



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